

**REPORT - PLANNING COMMISSION MEETING**  
**September 12, 2002**

**Project Name and Number:** Alta Vista (PLN2002-00310)

**Applicant:** Gregory Sterling/ Alta Vista Fremont, LLC

**Proposal:** Planned District Minor Amendment to P-92-4 for 9-Lot subdivision on 6-acre Lot between Starlite Way and Interstate 680 in the Warm Springs Planning Area.

**Recommended Action:** Approve, based on findings and subject to conditions.

**Location:** End of Starlite Way, south of Interstate 680

**Assessor Parcel Number(s):** 519 1197080 & 519 120507902

**Area:** ±6.2 acres

**Owner:** Alta Vista Fremont, LLC

**Consultant(s):** Conrad Sanchez, Blue Design

**Environmental Review:** An Initial Study EIA-92-27 and Draft Mitigated Negative Declaration were prepared for the previous proposals and will serve for this revised proposal.

**Existing General Plan:** Low Density Residential, 4-6 Dwelling Units Per acre, Study Area #7, Open Space and Foot Trail

**Existing Zoning:** P Planned District (P-92-4)

**Existing Land Use:** Partially developed land (vacant land with capitol improvements)

**Public Hearing Notice:** Public hearing notification is applicable. A total of 112 notices were mailed to owners and occupants of property within 300 feet of the site on the following streets: Starlite Way, Wabana Street, Gable Commons, Mayfield Drive, Cottonwood Street, and Saturn Avenue. The notices to owners and occupants were mailed on 9/2/02. A Public Hearing Notice was delivered to The Argus on 8/28/02 to be published by 9/2/02.

**Background and Previous Actions:** Final Tract Map 6451 approved on June 15, 2001. TR-6541, GP-92-6, PS-92-3, one-year extension approved April 29, 1999; TR-6541, GP-92-6, PS-92-3 one-year extension approved April 23, 1998; TR-6541, PD-92-4, GP-92-6, PS-92-3 and EIA-92-27 approved March 28, 1995.

**Project Description:** The applicant is requesting a minor amendment to P-92-4 to authorize design modifications and relief from setback requirements for nine single-family homes in the Warm Springs Planning area. The proposed modifications include new exterior colors and materials, new floor and foundations plans, and new architecture and design elements. Additionally, the original approved plans had three different models of residential units (Plans B/D/A) while the proposed units have two models, (Plans B/D). The table below summarizes the similarities and differences between the previously approved units and the proposed units.

	<b>Original Approved Plans from 1995</b>	<b>New Proposed Plans</b>
<b>Plan B</b>		
Number of Units	3 (Lots 1-3)	2 (Lots 1-2)
Square Feet	2,370	2,570
Total Square Feet	7,110	5,140
Amenities	4 bd., 2 ½ ba., 1 fireplace, 2 ext. decks	5bd., 3½ ba., 1 fireplace, 2 ext. decks
<b>Plan D</b>		
Number of Units	2 (Lots 4-5)	7 (Lots 3-9)
Square Feet	2,330	2,390
Total Square Feet	4,660	16,730
Amenities	4 bd., 2 ½ ba., 2 fireplaces, 1 ext. decks	5bd., 3½ ba., 1 fireplace, 2 ext. decks
<b>Plan A</b>		
Number of Units	4 (Lots 6-9)	n/a
Square Feet	2,280	n/a
Total Square Feet	9,120	n/a
Amenities	3 bd., 2 ½ ba., 2 fireplaces, 2 ext. decks	n/a
Total Square Feet for Project	20,890	21,870

### Project Analysis:

**General Plan Conformance:** The existing General Plan land use designation for the project site is Residential, 4-6 dwelling units per acre. The proposed project is consistent with the existing General Plan land use designation for the project site because the site is being developed with residential units at 1.5 dwelling units per acre. There is no minimum density required. The following General Plan Goals, Objectives and Policies are applicable to the proposed project:

- **Land Use Policy 7.9:** The General Plan identified certain areas for special study. The special study for #7, End of Starlite Way (page 3-82) was to consider lower densities. This was accomplished when P-92-4 was approved in 1995 at the density of 1.5 dwelling units per acre.

- **Housing Goal 2:** High Quality and Well-Designed New Housing of All Types Throughout City.

Staff believes the new designs are a better quality design than the previously approved homes.

- **NR Goal 13:** A Distinctive, positive image for Fremont

The development enhances and preserves scenic view corridors of the Hill Face.

**Zoning Regulations:** The site is zoned P-92-4. Development standards for this District are determined through the P-92-4 conditions of approval. The setback requirements for P-92-4 are as follows: 25 foot minimum front yard, 8 feet minimum side yard, **except** for Lot 5 and 9 (5-foot southerly sideyard), and 30 feet minimum rear yard, Building separation ranges from a minimum of 16 feet to a maximum of 24 feet. Additionally, Lot 7 requires a minimum 30 feet side street setback and Lot 8 a 12.5 side street setback.

The proposed residential units will have a new building footprint and structural designs that will curtail the setback distances for some of the Lots. The applicant is requesting setback relief for Lot 7 and Lot 9. Lot 7 requires a side yard setback variation (south side) from the required 30 feet to 20 feet. Lot 9 requires a front setback variation from 25 feet to 20 feet, and a side yard (north) setback reduction from 8 feet to 6 feet.

Moreover, the applicant is seeking relief to P-92-4, **Condition #9**, which states, "All houses shall provide ground level, screened from view, side yard patios. The patio screen fencing which is attached/adjacent to the house shall match the color of the house." The proposed residential units have access to first and second story rear decks instead of sideyard patios.

**Foot Trail:** The earlier staff report prepared for City Council (May 27, 1993) for P-92-4 recommended a General Plan Amendment for a foot trail located on the subject property because the trail is discontinuous off the site to the south and to the east of I-680. However, to date the City has no record of a General Plan Amendment (GPA) to remove the Foot Trail designation from the site. Staff will initiate a GPA to remove the foot trail.

**Final Map:** The Final map for P-92-4 was approved on June 15, 2001. All conditions relating to the original Grading Plan (GP-92-6), Private Street (PS-92-3), and Vesting Tentative Tract Map (TR 6541) have been incorporated into the final map. Complete infrastructure improvements, including a private street (Alta Vista Terrace), private driveways, and curbs and gutters are currently being installed on the site. In addition, the City Landscaping Division has reviewed the plans for a six-foot high redwood fence on the western portion of Lots 1-9, as well as landscaping in the easement areas, and has incorporated these elements into the Final Map (Exhibit "D").

**Parking:** The new home designs are equipped with 2-car garages and two spaces on the garage apron. Parking on Alta Vista will provide 36 on-street parking spaces, and Starlite Way will provide 8 spaces. The available off-street parking in combination with the 4 spaces for each home, will establish a ratio of 8 spaces per residential lot. This exceeds City standards of the City's Development Policy for Private Street, which suggests each dwelling served by a private street (without on-street parking) will provide a total of 6 off-street parking spaces.

**Open Space/Landscaping:** The site is encumbered by many easements. Staff has utilized these site constraints in the site design by requiring to the applicant to landscape those areas. These areas include a landscape and utility easement "greenbelt" on the western side of Lots 1-7, and an irrigated wetland easement with landscaping on the development's northern and southern ends. Building coverage for the site would be 12.34% of the total area.

**Circulation/Access Analysis:** The project site is located at the eastern terminus of Starlite Way, an existing minor residential street. Access to the project is via Alta Vista Terrace, a private street with a pavement width that varies from forty feet at Starlite Way to thirty-two feet in front of the proposed houses.

The street improvements for Tract 6541 are currently under construction. The developer has installed the driveways, curb, gutter, sidewalk, pavement, and storm drains in Alta Vista Terrace in conformance with the approved tract improvement plans. With the exception of Lot 5, the applicant has sited the proposed houses such that the garages and driveways match up with the existing driveways that have already been installed. The applicant's engineer has noted that the driveway on Lot 5 may have been installed too close to the property line and the existing driveway may need to be removed and replaced to correspond to what is shown on the Grading Lot Plan. The applicant shall submit revised subdivision improvement plans to the City Engineer for review and approval prior to issuance of building permits for the buildings on Lot 1 through Lot 9.

**Grading and Drainage:** The project site is west and down slope of Highway 680. A grading permit was issued in conjunction with the subdivision plans. The applicant is proposing no changes to the grading for the private street, Alta Vista Terrace, or for the area east of Alta Vista Terrace. However, the proposed grading has changed because of the proposed change of housing units.

The Lot Grading Plan, provided by the applicant's engineer for this submittal, is for informational purposes only and is not approved as part of the application for a minor amendment to Planned District P-92-4. Prior to issuance of building permits, or grading permits, for the individual Lots, the developer shall submit revised subdivision improvement plans for Tract 6541, subject to review and approval of the City Engineer.

The proposed grading changes are to accommodate the revised architecture of the houses on the individual Lots. The permitted grading plan for Tract 6541 included approximately 775 linear feet of retaining walls along the frontage of Lots 1 through 7 and in the northern corner of Lot 8. The proposed Lot Grading Plan does not include these retaining walls.

Instead, the applicant has proposed to grade portions of the Lots with slopes up to three horizontal to one vertical (3:1). Additionally, the applicant has proposed to grade portions of the rear yards of Lots 4, 5, 6, and 7, such that there are flat areas in these yards.

The applicant has proposed to incorporate a stepped pad design for the houses on Lot 1 and Lot 2, sloped pads for the homes on Lots 3 through 7, and flat pads for Lot 8 and Lot 9. Other than the homes on Lot 8 and Lot 9, all of the homes are proposed with foundation walls (or pony walls) to make up the grade difference at the rear of the house.

**Architecture:** Each residential unit would have a kitchen, living room, 5 bedrooms, three and a half bathrooms, access to a lower and upper rear deck, and attached two car garages. The maximum height from sloping grade to roof ridgeline ranges from 27 feet to 28 feet. Total interior floor space for the residential units ranges from 2,390 square feet to 2,570 square feet.

The applicant considers that the new exterior designs portray a "Contemporary Craftsman" style, inspired by the famous east bay architect, Bernard Maybeck. Exterior materials include smooth stucco and wood siding, aluminum framed windows and sliding glass doors, metal sectional garage doors, and a shingled roof element. The houses will also include a variety of colors on the exterior surface. Lots 1,3,5,7 & 9 will have gray stucco for the wall surface, a green-brown wood siding and trim, maroon braces, bronze windows and doors, a green sectional garage door, and a green/black colored roof. Lots 2,4,6 & 8 will consist of the same stucco finish but will have red-orange wood trim, green and maroon braces, brown-orange sectional garage door, and a brown/black roof.

**Architecture Analysis:** As mentioned above, the new exterior designs are reminiscent of "Contemporary Craftsman" style of architecture. The proposed homes depict this style of architecture because of their asymmetrical facades, use of a variety in exterior surface patterns, such as vertical slat wood and smooth stucco siding, first and second story porches supported by large, squared piers, and vertical elements emphasized by high-pitched roofs and gables. In contrast, the previously approved exterior designs depict a traditional style home, with wall surface pattern comprised of lateral flat-board and architectural features that include smaller windows, a bay window on the rear elevation, and a neoclassical front porch column.

The proposed designs include a modification to the original foundation plans. The previously approve foundation plans include "stepped" pads for Lots 1-7, and flat pads for Lots 8 and 9. The proposed homes include "stepped" pads for Lots 1 and 2 (as originally approved), slightly sloped pads for Lots 3-7 (instead of stepped pads) and flat pads for Lots 8 and 9 (as originally approved). The applicant states that the change foundation plans for Lots 3-7 is necessitated by an error in the original topographic survey conducted for P-92-4. A new topographic survey conducted by the applicant's civil engineer consultant, David Evans & Associates, shows that the slope is substantially less steep than the original topographic map. Based on this new information, David Evans & Associates concluded that "stepped" foundation pads for Lots 3-7 would require additional grading in the back of the houses in order to artificially create a steeper hill that could accommodate a "stepped" design. (See grading and drainage section for further discussion).

**Landscaping:** The City landscape Architect has evaluated the landscaping improvements within the greenbelt and irrigated wetland easement areas. The applicant will be required to provide additional landscaping in the front of the homes. The applicant will be required to submit complete landscape plans to the City Development Organization for review. These plans should reflect the intent of initial landscape concept plan, approved in conjunction with P-92-4. The Homeowners association will be responsible for the upkeep and maintenance for all landscaping in the common areas (see condition #12).

**Site Considerations/ View Impacts:** Staff identified potential view impacts on adjacent residences. The proposed homes are located adjacent to I-680 Freeway on an elongated parcel that slopes to the south and west, overlooking an existing single-family neighborhood (to the west), and Hill Face (to the east). The applicant has worked with staff in the siting and orienting of the proposed homes to mitigate view impacts on adjacent residences of the Hill Face by establishing "view corridors." In addition, tall growing shrubs will be planted along the 6-foot redwood fence on the western portion of the property to screen the proposed homes from the adjacent residential neighborhood.

**Urban Runoff Clean Water Program:** The Federal Clean Water Act of 1972 and Water Quality Act (1987) require localities throughout the nation to obtain a National Pollutant Discharge Elimination System permit (NPDES) in order to discharge storm water into public waterways such as creeks, rivers, channels and bays. Adopted regulations require discharges of storm water associated with new development and construction to submit a Notice of Intent (NOI) to the State of California for activities disturbing more than five acres of land. The NOI is to include the development and implementation of a storm water pollution prevention plan emphasizing best management practices. The applicant will comply with the City's Urban Runoff Clean Water Program in accordance with the NPDES requirements issued by the State's Water Quality Control Board.

**Applicable Fees:**

- **Development Impact Fees:** This project will be subject to Citywide Development Impact Fees. These fees may include fees for fire protection, park facilities, capital facilities and traffic impact. These fees shall be calculated at the fee rates in effect at the time of building permit issuance. Additionally, the developer will be required to pay school facility fees to the School District prior to building permit issuance.
- **Park Dedication-in-lieu Fee:** Park Dedication-in-lieu fees were paid by the applicant at the time of Final Map certification. These fees were paid on August 8, 2000.

**Environmental Analysis:** An Initial Study and Draft Negative Declaration were prepared for the previously approved P-92-4. The Draft Negative Declaration includes mitigation measures, which, if implemented, would reduce the identified impacts to non-significant levels. These mitigation measures included issues relating to landform faulting and sloping terrain, traffic circulation, grading and drainage, noise, and impaired enjoyment of Hill Area Scenic Resource by existing residents, were either incorporated into the final map or included as conditions of approval for this project.

**Neighborhood Comments/ Concerns:** Many neighbors contacted staff regarding this project. Many of people wanted general information about the project, including details on how this project was different from the previously approved project. Several people also had concerns about maintenance/ responsibility of the easement areas. Two other people who live adjacent (west) to one of the homes were particularly concerned with the windows on the rear elevations (on the proposed plans) and how this would impose on their privacy. Generally, many of the people who contacted staff made remarks about how the development would impact their view of the Hill Face.

**Enclosures:**

Exhibit "A" (Site Plan, Floor Plans, Elevations)  
Exhibit "B" (Findings and Conditions of Approval)  
Exhibit "C" (Picture Renderings)  
Exhibit "D" (Planting/ fencing Plan)

**Exhibits:**

Exhibit "A" (Site Plan, Floor Plans, Elevations)  
Exhibit "B" (Findings and Conditions of Approval)  
Exhibit "E" (Materials/ Colors Sample Board)

**Informational** Exhibit "1" Large sized color Picture Renderings  
Exhibit "2" Elevation Plans for P-92-4  
Exhibit "3" Grading Plan

**Recommended Actions:**

1. Hold public hearing.
2. Find PLN2002-00310 is in conformance with the relevant provisions contained in the City's existing General Plan. These provisions include the designations, goals and policies set forth in the General Plan's Land Use, Housing and Natural Resources Chapters as enumerated within the staff report.
3. Approve PLN2002-00310, as shown on Exhibit "A" and Exhibit "D", subject to findings and conditions of approval on Exhibit "B".

**EXHIBIT "B" Conditions of Approval for  
PLN2002-00310 (PD Amendment) Gregory Sterling– Alta Vista**

**Findings**

1. The proposed "P" district minor amendment can be substantially completed within four years of the establishment of approval because the applicant proposes to construct the project as a single-phase development.
2. Each individual unit of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect that could not be achieved under another zoning district because the sloping terrain and parcel configuration is not conducive to other zoning districts, the added site improvements and new design features enhance the overall livability and aesthetic quality of the area, and the conditions of approval for this project are of a character not required of, or capable of being established through a standard subdivision.
3. The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overlook the street network outside the P districts because the private street (Alta Vista Terrace) is wide enough to accommodate two lanes of traffic and sufficient off-street parking, and because of its low density the development is not anticipated to generate significant numbers of vehicles.
4. That any exception from the ordinance requirements is warranted by the design and amenities incorporated in the precise site plan, in accord with adopted policy of the planning commission and the city council.
5. That the proposed uses will not be detrimental to present and potential surrounding land uses because it is an infill development and all of the other land surrounding the site is developed,
6. That the P district is in conformance with the General Plan of the City of Fremont because the Planned District is in conformance with the General Plan Land Use designation and other relevant policies.
7. That the existing or proposed utility services are adequate for the population densities proposed. None of the responsible utility companies have stated they will be unable to provide the required services to the site.

**Conditions of Approval**

**Prior To Issuance of Building Permit:**

1. Conditions set forth herein shall supersede all former conditions associated with this development, including P-92-4REV conditions, Tentative Tract Map 6541REV conditions, GP-92-6REV conditions, and PS 92-3REV conditions.
2. The project shall conform to Exhibit "A" (Site Plan, Grading Plan, Floor Plans, Elevations), and Exhibit "E" (Materials/Colors sample board), and all conditions set forth herein.

3. Minor modifications to the design, location or other elements of the Exhibit "A" and Exhibit "E" may be allowed, subject to the approval of the Assistant City Manager, if such modifications are in keeping with the use, intent and layout design of the original approval.
4. Prior to issuance of building permits or grading permits for the houses on Lot 1 through Lot 9, the developer shall submit revised subdivision improvement plans. The plans shall be subject to review and approval of the City Engineer.
5. If the Assistant City Manager finds evidence that conditions of approval have not been fulfilled or that the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Assistant City Manager may refer the minor amendment to the Planning Commission for review. If, upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the minor amendment.
6. Plans shall be submitted to the Development Organization for review to insure conformance with relevant codes policies, and other requirements of the Fremont Municipal Code.
7. A detailed Landscape Plan shall be submitted to the Development Organization showing:
  - a. An underground irrigation plan.
  - b. Weed control Specifications.
  - c. Paving material and textures of walkways / driveways.
  - d. A lighting plan for the illumination of the building, walkways, driveways, and parking areas.
  - e. Details of plant materials for appropriate screening of the driveways and parking areas.
  - f. The developer is encourages to replace as much proposed turf area as possible with drought-tolerant landscaping (i.e., ground cover) in accordance with the City's Policy for Water Conservation for New Developments, subject to staff review and approval.
  - g. Landscaped materials for the wet band areas shall be from the approved plant list issued by the State Fire Marshall's Office. The irrigation system shall be installed and operational, and the wet band area cleared of al non-approved vegetation and weed species prior to the occupancy of both residences. The landscaping for the wet band area shall be completed within 120 days of residence occupancy. A certificate of Deposit, of an appropriate amount determined by the Development Organization, shall be provided by the developer to the Organization to guarantee the installation of said landscaping. Review and approval of the wet band areas shall be accomplished at the Development Organization stage.
8. The developer shall comply with the City's Urban Runoff Clean Water Program in accordance with the NPDES requirements issued by the State's Water Quality Control Board.
9. The project shall adhere to Best Management Practices appropriate to the uses conducted on-site to effectively prevent the entry of pollutants into storm water runoff.
10. All public and private storm drain inlets are to be stenciled "No Dumping – Drains to Bay" using stencils purchased from the Alameda County Urban Runoff Clean Water Program at 951 Turner Court, Hayward, California. Color and type of paint to be as approved by the City Engineer.
11. No building additions to any of the residences within this project shall be allowed. This condition shall be incorporated into the CC&R's for the development.
12. The homeowners Association shall be established to be responsible for maintenance of private water and storm facilities, the periodic maintenance of the private street and other commonly



owned areas within the development, including the Common Greenbelt areas of the rear yards of Lots 1 through 7. This includes areas on the western portion of the development along the fence.

13. Roof-mounted and other mechanical equipment shall be screened from view from adjacent public rights-of-way and other uses, subject to the review and approval of the Assistant City Manager.
14. Garage doors shall be segmented wood, roll-up doors and provided with automatic garage door openers.
15. Yard Requirements: The following minimum requirements as shown on Exhibit "B" shall apply to this development.

Front Yard:	25 feet minimum
Side Yard:	8 feet minimum
Rear yard:	30 feet minimum
Side Street Yard	20 feet (Lot 7) and 12.5 feet (Lot 8)
Building Separation	Varies 16 feet t 24 feet and greater
Minimum lot size	Varies as shown on Exhibit "B" from 7,799 square feet to 13,024 square feet

The only exception to these minimum standards are:

Lot 9:	6-foot northerly side yard
Lot 9:	20-foot front yard

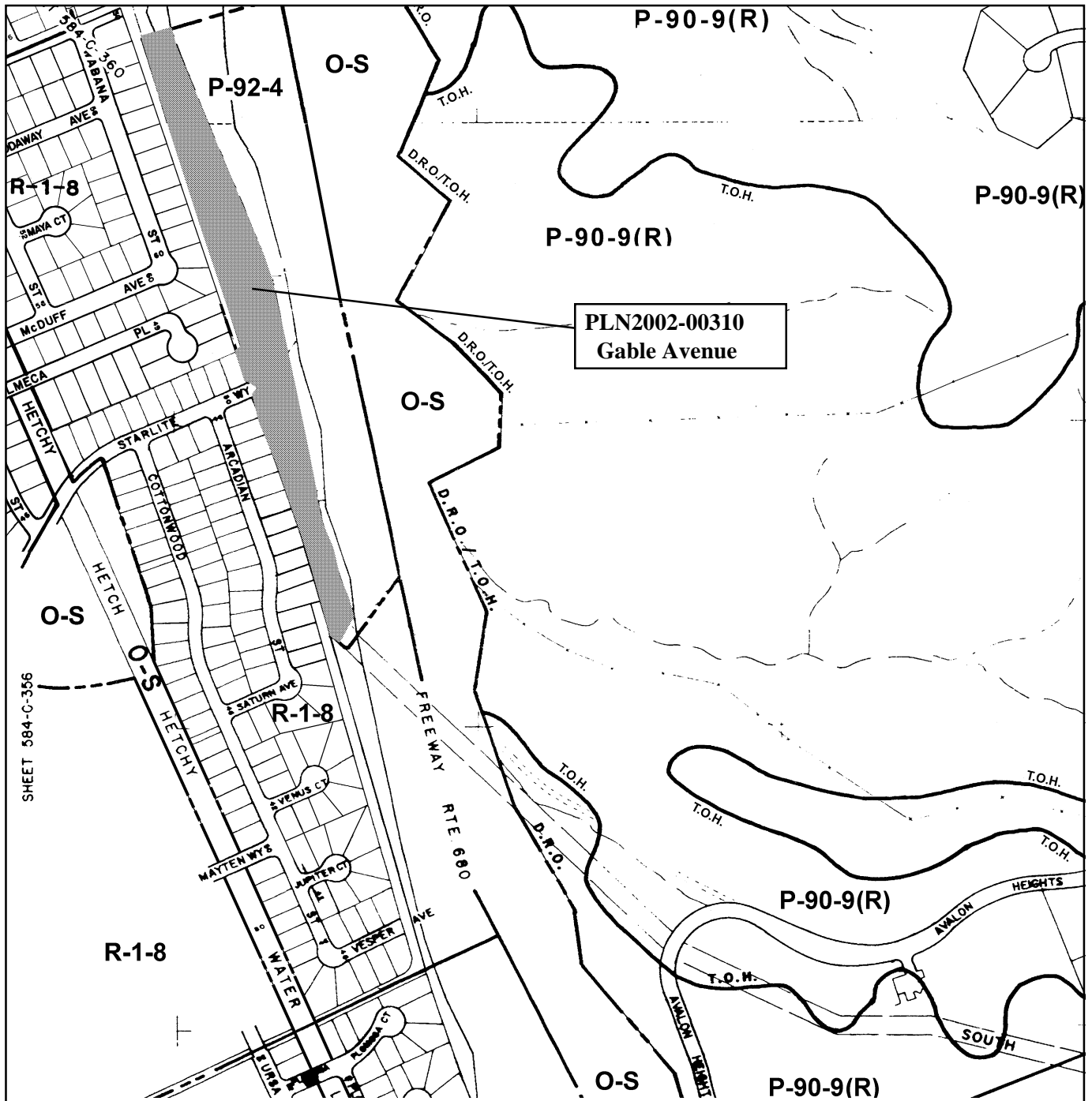
16. No part of building, including roof overhang, shall encroach onto any easement.
17. The project architect/designer shall submit a letter to the City certifying that the buildings have been constructed in conformance with the approved architectural plans, subject to the review and approval of the Assistant City Manager.

#### During Construction:

18. The applicant shall be responsible for sweeping of all paved surfaces. All on site storm drains shall be cleaned immediately before the start of the rainy season beginning on October 15 or thereafter of each year, subject to the review and approval of the Building/Public Works Inspector.
19. Any vehicle or equipment washing/steam cleaning shall be done at an appropriately equipped facility which drains to the sanitary sewer. Outdoor washing shall be managed in such a way that there is no discharge or soaps, solvents, cleaning agents, or other pollutants in the storm drains. Wash water shall discharge to the sanitary sewer, subject to the review and approval of the Union Sanitary District.
20. The final selection and pavement of trees and tall shrubs, particularly in rear yards, with respect to size, species, location and drip irrigation scheme, shall be subject to the review and approval of the City Landscape Architect.

21. The CC&R's for the project shall prohibit the parking of boat's campers, "RV's" and trailers on-site, and shall limit the use of individual garages to the parking of passenger vehicles. In no event shall household storage prevent the parking of vehicles.
22. To the extent permitted by law, the CC&R's for the project shall state that no antennas, including satellite dish antennas, shall be placed on roofs or in front yards, or in side yards or rear yards adjacent to streets. All antennas shall be screened from view from any adjacent property of right-of-way.
23. The applicant shall be responsible for ensuring that contractors for the project are aware of all storm water quality measures and implement such measures. To this end, the project plans shall include erosion control measures to prevent soil, dirt and debris from entering the storm drain system, subject to the review and approval of the Development Organization.
24. Parking on Alta Vista Terrace shall be allowed on the easterly side only. This side will be also striped for parking stalls. The easterly side [residential frontage] shall be posted for parking prohibition, with the exception of the approximate 10-foot private street extension from the end of the public street (Starlite Way).
25. The applicant shall obtain an encroachment permit from the State of California's Department of Water Resources (DWR) for any construction work within the DWR easement.
26. All requirements of the sound study conducted by Illingworth & Rodkin Inc. dated July 20, 1992, shall be complied with.
27. The applicant shall install automatic fire suppression systems in the dwellings. The standard fire suppression system shall be N.F.P.A 13 D with local requirements.
28. The spacing of all on-site fire hydrants shall be 500 feet.
29. Each unit shall include at least 6 cubic feet designated for internal storage of trash and recyclable material, usually in the kitchen or pantry. Additionally, the units shall include a minimum of 27 square feet of garage floor space with 48" height clearance designated for internal storage of one trash container and two recycling containers.
30. Recycling of construction and demolition debris is an important environmental concern to the City of Fremont. This demolition and new construction will generate a significant amount of debris that can be recycled, including scrap metal, organic material/wood, paving and concrete. This material may be recycled through any recycling company licensed to do business in Fremont, and recycling may cost less than disposing of the material as municipal solid waste. (See attached City requirements and Builders' Guide to Reuse & Recycling for potential service providers.)
31. Construction activities shall be limited to the following hours of operation:
  - 7:00 a.m. to 7:00 p.m. Monday through Friday
  - 9:00 a.m. to 6:00 p.m. Saturday
  - No Construction Activities Allowed on Sunday

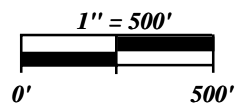
# INFORMATIONAL



Existing Zoning

**Project Number:** PLN2002-00310 (Planned District Minor Amendment)  
**Project Name:** Alta Vista  
**Project Description:** To consider a Planned District Minor Amendment to revise the design of 9 approved single-family homes located in the Warm Springs Planning area.

**Note:** Prior arrangements for access are not required for this site.



# INFORMATIONAL



Existing General Plan

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